



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**ZONING ADMINISTRATOR**  
**AGENDA**  
February 7, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 to 400 feet of the property lines of the subject property. If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

---

|   |   |
|---|---|
| 1:30 P.M.<br>RS<br>APPROVED<br>(APPEALED) | <b>VARIANCE - Chelshire Downs North/Kobra Properties/Burrell Consulting Group, Inc. (PVAAT20070856)</b><br><br>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Burrell Consulting Group on behalf of Kobra Properties, for the approval of: |
|---|---|

A Variance to allow a six-foot high sound wall to be constructed adjacent to Sky View Lane with a 15-foot setback along the western (front) property boundary of Chelshire Downs North.

The proposed project is located on a 20.6-acre subdivision located on the south side of Eureka Road, east of the intersection of Eureka Road and Sky View Lane in the Granite Bay area. The project site is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum). The Assessor Parcel Number is 463-010-001 through 008. The Zoning Administrator will consider adoption of a Categorical Exemption.

1:45 P.M.  
CS  
CONT TO AN  
OPEN DATE

VARIANCE - SUNCAL BICKFORD RANCH LLC (PVAAT20070854)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jeffrey Ray on behalf of Suncal Bickford Ranch LLC, for the approval of:

A Variance to the height limitation of six feet on a combination fence and retaining wall to allow for a maximum height of 12 feet for lots within the Bickford Ranch Development.

Bickford Ranch consists of a 1900-acre parcel located on the southeast side of Hwy. 193 and Sierra College Blvd. in the Lincoln area. The project site is zoned F-B-X-DR-10 ac. min. (Farm combining Building Site Size of 10 acres minimum combining Development Reserve). The Assessor Parcel Number is 031-101-055, 058, 060, 031-180-026, 031-190-015. The Zoning Administrator will consider adoption of a Class 5 Categorical Exemption.

2:05 P.M.  
AF  
APPROVED

MINOR USE PERMIT, ROBERT HARMONEY (PMPCT20070823)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Robert Harmony, for the approval of:

A Minor Use Permit to establish one unit of caretaker housing for the Harmony Ranch. The proposed caretaker residence is a 684 square-foot mobile home, which would be located approximately 30 feet east of the existing single-family residence near the south property boundary.

Approval of a Finding in support of a Class 3 Categorical Exemption from the California Environmental Quality Act.

The proposed project is located on a 158.2-acre parcel located on the north side of South Brewer Road, approximately 2.5 miles north of the intersection of South Brewer Road and Baseline Road in the Pleasant Grove area. The project site is zoned F-B-X-80 ac. min. (Farm combining Building Site Size 80-acre minimum). The Assessor Parcel Number is 017-090-021. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:00 P.M.  
CD  
APPROVED  
(APPEALED)

MINOR USE PERMIT, FOLSOM LAKE EQUESTRIAN CENTER  
(PMPCT20060321)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jenny Jordan on behalf of Kenneth and Linda Miller, for the approval of:

A Minor Use Permit to increase the number of horses boarded at an existing equestrian facility site to 60 horses.

Variances are also requested to reduce the front setback from 75 feet from the centerline of Prospector Road to 42 feet from the centerline for a barn and 35 feet from the centerline for portable horse stalls, reduce the side setback requirement (near the southeast corner of the property) of 30 feet to 10 feet for portable horse stalls, and to eliminate the parking lot paving requirement for non-residential uses.

The proposed project is located on a 8.4 acre parcel on the northeast corner of Lomida Lane and Prospector Road (4491 Prospector Road) in the Loomis area. The project site is zoned RA-B-X-4.6 ac. min. PD=0.44 (Residential Agricultural combining Building Site Size of 4.6 acres minimum combining Planned Unit Development .44 units per acre). The Assessor Parcel Number is 036-085-003. The Zoning Administrator will consider adoption of a Negative Declaration.